

43
LAW OFFICES OF KENRICK YOUNG
KENRICK YOUNG (CSB #236032)
52 Seraspi Court
Sacramento, California 95834
916.929.6865 (tel)
916.471.0377 (fax)
info@kenrickyoung.com
Attorney for Chapter 11 Debtor and Debtor-In-Possession
Tony Akinsete

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA**

In re:) Case No. 09-37940
)
) Chapter 11
TONY AKINSETE,)
) **DEBTOR'S PLAN OF**
Debtor.) **REORGANIZATION, DATED 12/20/09**
)

ARTICLE I - SUMMARY

This Plan of Reorganization (the "Plan") under chapter 11 of the Bankruptcy Code (the "Code") proposes to pay creditors of Tony Akinsete (the "Debtor") from the sale of assets and future operating income. This Plan provides for 62 classes of secured claims; 3 classes of unsecured claims; and 1 class of equity security holders. Unsecured creditors holding allowed claims will receive distributions, which the proponent of this Plan has valued at approximately 51 cents on the dollar. This Plan also provides for the payment of administrative and priority claims in full on the Effective Date, unless a claimant agrees to a deferred payment plan.

All creditors and equity security holders should refer to Articles III through VI of this Plan for information regarding the precise treatment of their claim. A disclosure statement that provides more detailed information regarding this Plan and the rights of creditors and equity security holders has been circulated with this Plan. **Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an**

attorney, you may wish to consult one.)

ARTICLE II - CLASSIFICATION OF CLAIMS AND INTERESTS

2.01 Class 1. All allowed claims entitled to priority under § 507 of the Code (except administrative expense claims under § 507(a)(2), and priority tax claims under § 507(a)(8)).

2.02 Class RIO LANE.1 The claim of the Sacramento County Tax Collector, to the extent allowed as a secured claim under § 506 of the Code.

2.03 Class RIO LANE.2 The claim of the Citibank, to the extent allowed as a secured claim under § 506 of the Code.

2.04 Class FLORIN.1 The claim of the Sacramento County Tax Collector, to the extent allowed as a secured claim under § 506 of the Code.

2.05 Class FLORIN.2 The claim of the Deutsche Bank, to the extent allowed as a secured claim under § 506 of the Code.

2.06 Class FLORIN.3 The claim of the Jaime Gonzalez, to the extent allowed as a secured claim under § 506 of the Code.

2.07 Class MORSE.1 The claim of the Sacramento County Tax Collector, to the extent allowed as a secured claim under § 506 of the Code.

2.08 Class MORSE.2 The claim of the Chase Bank, to the extent allowed as a secured claim under § 506 of the Code.

2.09 Class MAPLE.1 The claim of the Contra Costa County Tax Collector, to the extent allowed as a secured claim under § 506 of the Code.

2.10 Class MAPLE.2 The claim of the World Savings Bank, to the extent allowed as a secured claim under § 506 of the Code.

2.11 Class MAPLE.3 The claim of the Wells Fargo Bank, to the extent allowed as a secured claim under § 506 of the Code.

1 2.12 Class 16TH.1 The claim of the Sacramento County Tax Collector, to the extent
2 allowed as a secured claim under § 506 of the Code.

3 2.13 Class 16TH.2 The claim of the Sonoma National Bank, to the extent allowed as a
4 secured claim under § 506 of the Code.

5 2.14 Class 16TH.3 The claim of the David Cummings, to the extent allowed as a secured
6 claim under § 506 of the Code.

7 2.15 Class O.1 The claim of the Sacramento County Tax Collector, to the extent
8 allowed as a secured claim under § 506 of the Code.

9 2.16 Class O.2 The claim of the Chase Bank, to the extent allowed as a secured
10 claim under § 506 of the Code.

11 2.17 Class O.3 The claim of the Douglas Sykes, to the extent allowed as a secured
12 claim under § 506 of the Code.

13 2.18 Class N.1 The claim of the Sacramento County Tax Collector, to the extent
14 allowed as a secured claim under § 506 of the Code.

15 2.19 Class N.2 The claim of the Chase Bank, to the extent allowed as a secured
16 claim under § 506 of the Code.

17 2.20 Class N.3 The claim of the Brook Heath, to the extent allowed as a secured
18 claim under § 506 of the Code.

19 2.21 Class 6TH.1 The claim of the Contra Costa County Tax Collector, to the extent
20 allowed as a secured claim under § 506 of the Code.

21 2.22 Class 6TH.2 The claim of the Wachovia Mortgage, FSB, to the extent allowed as
22 a secured claim under § 506 of the Code.

23 2.23 Class 6TH.3 The claim of the Patrick Bellamy, to the extent allowed as a secured
24 claim under § 506 of the Code.

1 2.24 Class D.1 The claim of the Sacramento County Tax Collector, to the extent
2 allowed as a secured claim under § 506 of the Code.

3 2.25 Class D.2 The claim of the Chase Bank, to the extent allowed as a secured
4 claim under § 506 of the Code.

5 2.26 Class D.3 The claim of the Douglas Sykes and Gary Roller, to the extent
6 allowed as a secured claim under § 506 of the Code.

7 2.27 Class V.1 The claim of the Sacramento County Tax Collector, to the extent
8 allowed as a secured claim under § 506 of the Code.

9 2.28 Class V.2 The claim of the Chase Bank, to the extent allowed as a secured
10 claim under § 506 of the Code.

11 2.29 Class V.3 The claim of the Douglas Sykes and Gary Roller, to the extent
12 allowed as a secured claim under § 506 of the Code.

13 2.30 Class RIVERSIDE.1 The claim of the Sacramento County Tax Collector, to the
14 extent allowed as a secured claim under § 506 of the Code.

15 2.31 Class RIVERSIDE.2 The claim of the Chase Bank, to the extent allowed as a
16 secured claim under § 506 of the Code.

17 2.32 Class DEL RIO.1 The claim of the Sacramento County Tax Collector, to the
18 extent allowed as a secured claim under § 506 of the Code.

19 2.33 Class DEL RIO.2 The claim of the Chase Bank, to the extent allowed as a
20 secured claim under § 506 of the Code.

21 2.34 Class DEL RIO.3 The claim of the Bin & Rabake Tseng, to the extent allowed
22 as a secured claim under § 506 of the Code.

23 2.35 Class MICHIGAN.1 The claim of the Yolo County Tax Collector, to the extent
24 allowed as a secured claim under § 506 of the Code.

1 2.36 Class MICHIGAN.2 The claim of the Chase Bank, to the extent allowed as a
2 secured claim under § 506 of the Code.

3 2.37 Class 5971 LAKE CREST.1 The claim of the Sacramento County Tax Collector, to
4 the extent allowed as a secured claim under § 506 of the Code.

5 2.38 Class 5971 LAKE CREST.2 The claim of the Chase Bank, to the extent allowed as
6 a secured claim under § 506 of the Code.

7 2.39 Class 5971 LAKE CREST.3 The claim of the Patrick Bellamy, to the extent
8 allowed as a secured claim under § 506 of the Code.

9 2.40 Class 5971 LAKE CREST.4 The claim of the D.H. Construction, to the extent
10 allowed as a secured claim under § 506 of the Code.

11 2.41 Class 5981 LAKE CREST.1 The claim of the Sacramento County Tax Collector, to
12 the extent allowed as a secured claim under § 506 of the Code.

13 2.42 Class 5981 LAKE CREST.2 The claim of the Chase Bank, to the extent allowed as
14 a secured claim under § 506 of the Code.

15 2.43 Class GLORIA.1 The claim of the Sacramento County Tax Collector, to the
16 extent allowed as a secured claim under § 506 of the Code.

17 2.44 Class GLORIA.2 The claim of the Chase Bank, to the extent allowed as a
18 secured claim under § 506 of the Code.

19 2.45 Class GLORIA.3 The claim of the B-Line Construction, to the extent allowed
20 as a secured claim under § 506 of the Code.

21 2.46 Class HAVENSIDE.1 The claim of the Sacramento County Tax Collector, to the
22 extent allowed as a secured claim under § 506 of the Code.

23 2.47 Class HAVENSIDE.2 The claim of the Chase Bank, to the extent allowed as a
24 secured claim under § 506 of the Code.

1 2.48 Class HAVENSIDE.3 The claim of the Douglas Sykes, to the extent allowed as a
2 secured claim under § 506 of the Code.

3 2.49 Class HAVENSIDE.4 The claim of the Douglas Sykes and Gary Roller, to the
4 extent allowed as a secured claim under § 506 of the Code.

5 2.50 Class GREENBACK.1 The claim of the Sacramento County Tax Collector, to
6 the extent allowed as a secured claim under § 506 of the Code.

7 2.51 Class GREENBACK.2 The claim of the Union Bank, to the extent allowed as
8 a secured claim under § 506 of the Code.

9 2.52 Class GREENBACK.3 The claim of the Ramirez Salvador, to the extent
10 allowed as a secured claim under § 506 of the Code.

11 2.53 Class 14TH.1 The claim of the Sacramento County Tax Collector, to the extent
12 allowed as a secured claim under § 506 of the Code.

13 2.54 Class 14TH.2 The claim of the Chase Bank, to the extent allowed as a secured
14 claim under § 506 of the Code.

15 2.55 Class 14TH.3 The claim of the Brook Heath, to the extent allowed as a secured
16 claim under § 506 of the Code.

17 2.56 Class STILL BREEZE.1 The claim of the Sacramento County Tax Collector, to
18 the extent allowed as a secured claim under § 506 of the Code.

19 2.57 Class STILL BREEZE.2 The claim of the Wells Fargo Bank, to the extent
20 allowed as a secured claim under § 506 of the Code.

21 2.58 Class 2006 MB S430 The claim of the DCFS USA LLC, to the extent allowed as a
22 secured claim under § 506 of the Code.

23 2.59 Class 2007 FORD The claim of the Ford Motor Credit, to the extent allowed as a
24 secured claim under § 506 of the Code.

2.60 Class 2007 Harley The claim of the Harley Davidson Financial, to the extent allowed as a secured claim under § 506 of the Code.

2.61 Class 2007 MB SLK55 The claim of the Bank of America, to the extent allowed as a secured claim under § 506 of the Code.

2.62 Class 2008 Chevy The claim of the Wachovia, to the extent allowed as a secured claim under § 506 of the Code.

2.63 Class 2009 Camry The claim of the Toyota Motor Credit, to the extent allowed as a secured claim under § 506 of the Code.

2.64 Class 3. All unsecured claims that Apartment Lane, LLC is co-liable with the Debtor on.

2.65 Class 4. All other unsecured claims allowed under § 502 of the Code.

2.66 Class 5. The interests of the individual Debtor in property of the estate.

ARTICLE III - TREATMENT OF ADMINISTRATIVE EXPENSE CLAIMS, U.S. TRUSTEES FEES, AND PRIORITY TAX CLAIMS

3.01 Unclassified Claims. Under section §1123(a)(1), administrative expense claims and priority tax claims are not in classes.

3.02 Administrative Expense Claims. Each holder of an administrative expense claim allowed under § 503 of the Code will be paid in full on the Effective Date of this Plan (as defined in Article VII), in cash, or upon such other terms as may be agreed upon by the holder of the claim and the Debtor.

Name	Amount Owed	Treatment
Law Offices of Kenrick Young	\$100,000 (estimated)	Paid in full from Estate Funds upon the later of (a) Effective Date or (b) 15 days after entry of Order allowing a fee application. The amount paid shall only be the amount allowed by fee application.
Goodell, Porter, Sanchez & Bright,	\$10,000 (estimated)	Paid in full from Estate Funds upon the later of (a) Effective Date or (b) 15 days after entry of Order allowing a fee application. The

LLP		amount paid shall only be the amount allowed by fee application.
Clerk's Office Fees	\$0.00 (estimated)	Paid in full from Estate Funds on the Effective Date.
Office of the U.S. Trustee Fees	\$0.00 (estimated)	Paid in full from Estate Funds on the Effective Date.
Total	\$110,000 (estimated)	

3.03 Court Approval of Fees Required. The Court must rule on all professional fees listed in this chart before fees will be owed, except for fees owing to the Clerk's Office or U.S. Trustee or fees to be paid from non-Debtor sources. Only the amount of fees allowed by the Court will be owed and required to be paid under the Plan.

3.04 Priority Tax Claims. Each holder of a priority tax claim will be paid in full on the Effective Date of this Plan.

3.05 United States Trustee Fees. All fees required to be paid by 28 U.S.C. §1930(a)(6) ("U.S. Trustee Fees") will accrue and be timely paid until the case is closed, dismissed, or converted to another chapter of the Code. Any U.S. Trustee Fees owed on or before the effective date of this Plan will be paid on the Effective Date.

ARTICLE IV - TREATMENT OF CLAIMS AND INTERESTS UNDER THE PLAN

4.01 Claims and interests shall be treated as follows under this Plan:

Class	Insider (y/n)	Impaired (y/n)	Treatment
1	N	N (Creditor not entitled to vote)	Estimated Priority Claim Amount \$651.84 This class includes the IRS, unsecured property taxes, and tenants with unpaid but due security deposits. Class 1 is unimpaired by this Plan, and each holder of an allowed Class 1 Priority Claim will be paid in full, in cash, upon the later of the Effective Date of this Plan as defined in Article VII, or the date on which such claim is allowed by a final non-appealable order. The IRS has filed a Priority Claim 16 for \$33,642. The Debtor disputes this debt and will be filing his 2008 taxes to eliminate this debt. The Sacramento County Tax Collector is seeking \$151.84 in priority taxes in Claim 26. The Debtor is unaware of any other claims that would be treated under 11 U.S.C. § 507(a)(3), (a)(4), (a)(5), (a)(6), and (a)(7). However, if such other, non-insider, priority claims are timely filed and allowed

			then such claims will be paid in full on the Effective Date of the Plan. This class will be paid 100% of allowed claims.
RIO LANE.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$7,411.16 Collateral Value/Description = \$2.7 million/ 1040 Rio Lane, Sacramento, CA 95822 Claim priority = 1st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$59,963.46. This claim is disputed. The claim includes \$52,552.30 in post-petition taxes (Bill 09-158665). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$139.85.</p>
RIO LANE.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$2,516,360.55 Collateral Value/Description = \$2.7 million/ 1040 Rio Lane, Sacramento, CA 95822 Claim priority = 2nd priority The claim of Citibank is estimated to be \$2,516,360.55. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Citibank’s arrearage claim will be paid over 60 months at 5.5% interest (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract payment. The estimated monthly payment is \$14,287.62.</p>
FLORIN.1	N	N (Creditor not entitled to vote)	<p>Estimated Secured Claim Amount \$140.75 Collateral Value/Description = \$2.85 million/ 1300 Florin Rd., Sacramento, CA 95831 Claim priority = 1st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$65,133.31. This claim is disputed. The claim includes \$64,992.56 in post-petition taxes (Bill 09-113379). The post-petition taxes are current. An allowed claim will be paid in full on the Effective Date from the rents from the subject property.</p>
FLORIN.2	N	N (Creditor not entitled to vote)	<p>Estimated Secured Claim Amount \$2,385,443.56 Collateral Value/Description = \$2.85 million/ 1300 Florin Rd., Sacramento, CA 95831 Claim priority = 2nd priority The claim of Deutsche Bank is \$2,385,443.56 (Claim 35) and includes \$217,122.35 in default interest. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Deutsche Bank’s arrearage claim will be paid over 60 months at 5.375% interest (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract payment. Any payment to Deutsche Bank shall be a direct credit against a payment due to the Gonzalezes (FLORIN.3). The estimated monthly payment is \$13,357.80.</p>
FLORIN.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$464,415.69 Collateral Value/Description = \$2.85 million/ 1300 Florin Rd., Sacramento, CA 95831 Claim priority = 3rd priority The claim of Jaime Gonzalez is \$2,968,742.35 (Claim 40). The claim is an All-inclusive Note that “wraps around” Deutsche</p>

			Bank's claim. The Gonzalezes have agreed that Deutsche Bank is in higher priority and that payments to Deutsche Bank shall be credited to the Debtor's obligations to the Gonzalezes. The Debtor disputes Claim 40. There appears to be \$495,067 in usurious interest. If the allowed claim exceeds \$464,415.69, the claim shall be bifurcated into a secured claim for \$464,415.69 (the equity) and unsecured claim for the remainder. An allowed secured claim will be paid by amortizing the claim over 360 months at 6.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$2,784.41. The unsecured portion shall be in Class 4.
MORSE.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$3.5 million/ 1580 Morse Ave, Sacramento, CA Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$107,035.18. This claim is disputed. The claim includes \$77,804.04 in post-petition taxes (Bill 09-214472). The post-petition taxes are current. This secured claim shall be satisfied by the surrender of the collateral.
MORSE.2	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$3.5 million/ 1580 Morse Ave, Sacramento, CA Claim priority = 2nd priority The claim of Chase Bank is estimated to be \$4,000,000. Chase Bank has agreed to waive any deficiencies in return for an abandonment of this property. The secured claim shall be satisfied by the surrender of the collateral.
MAPLE.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.00 Collateral Value/Description = \$385,000 / 187 Maple Ct., Hercules, CA 94547 Claim priority = 1 st priority The claim of the Contra Costa County Tax Collector is estimated to be \$0.00. To the extent that a timely proof of claim is filed then such allowed claim will be paid in full on the Effective Date from the rents from the subject property.
MAPLE.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$287,000 Collateral Value/Description = \$385,000 / 187 Maple Ct., Hercules, CA 94547 Claim priority = 2nd priority The claim of World Savings & Loan is estimated at \$287,000. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. World Saving's arrearage claim will be paid over 60 months at the nondefault, contractual rate. The remaining claim shall be cured and reinstated at the nondefault, contract payment. The estimated monthly payment is \$1,540.68.
MAPLE.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$98,000 Collateral Value/Description = \$385,000 / 187 Maple Ct., Hercules, CA 94547 Claim priority = 3rd priority

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

			<p>The claim of Wells Fargo Bank NA is estimated at \$286,000 (Claim 19). This claim shall be bifurcated under 11 U.S.C. § 506 to a secured and unsecured portion. The value of the collateral as admitted by Claim 19 is \$385,000. Accordingly, the portion of the collateral securing Wells Fargo's debt is only \$98,000. The unsecured portion shall be in Class 4. An allowed secured claim will be paid by amortizing the secured claim over 360 months at 7.74% interest (nondefault, contract rate). However, on or before the 5th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$701.41.</p>
16TH.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$5,658.29 Collateral Value/Description = \$550,000 / 2114 16TH St., Sacramento, CA 95814 Claim priority = 1st priority</p> <p>The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$17,686.71. This claim is disputed. The claim includes \$12,028.42 in post-petition taxes (Bill 09-214464). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$106.77.</p>
16TH.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$287,000 Collateral Value/Description = \$550,000 / 2114 16TH St., Sacramento, CA 95814 Claim priority = 2nd priority</p> <p>The claim of Sonoma National Bank is estimated at \$416,214. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Sonoma's arrearage claim will be paid over 60 months at 5.75% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$1,540.68.</p>
16TH.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$100,000 Collateral Value/Description = \$550,000 / 2114 16TH St., Sacramento, CA 95814 Claim priority = 3rd priority</p> <p>The claim of David Cummings is estimated at \$100,000. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. David Cummings' arrearage claim will be paid over 60 months at the nondefault, contractual rate. The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$599.55.</p>
O.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$11,988.68 Collateral Value/Description = \$1.8 million / 2314-2318 O St., Sacramento, CA 95816 Claim priority = 1st priority</p> <p>The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$49,733.96. This claim is disputed. The claim includes \$37,735.28 in post-petition taxes (Bill 09-214464). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The</p>

			estimated monthly payment is \$226.25.
O.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$1,550,842 Collateral Value/Description = \$1.8 million / 2314-2318 O St., Sacramento, CA 95816 Claim priority = 2nd priority</p> <p>The claim of Chase Bank is estimated at \$1,550,842. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase’s arrearage claim will be paid over 60 months at 6.25% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$9,548.80.</p>
O.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$190,633.23 Collateral Value/Description = \$1.8 million / 2314-2318 O St., Sacramento, CA 95816 Claim priority = 3rd priority</p> <p>The claim of Douglas Sykes is \$425,000 (Claim 33 is secured by O St and Havenside). However, there is only \$190,633.23 in equity to secure this debt. This claim shall be bifurcated and lien stripped to the value of the equity. An allowed claim will be paid by amortizing the claim over 360 months at 6.75% interest. However, on or before the 5th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$1,236.44.</p>
N.1	N	N (Creditor not entitled to vote)	<p>Estimated Secured Claim Amount \$0.00 Collateral Value/Description = \$1.05 million / 2315-2317 N St., Sacramento, CA 95816 Claim priority = 1st priority</p> <p>The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$13,913.86. This claim is disputed. The claim includes \$13,913.86 in post-petition taxes (Bill 09-214461). The post-petition taxes are current. An allowed claim will be paid in full on the Effective Date from the rents from the subject property.</p>
N.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$838,151 Collateral Value/Description = \$1.05 million / 2315-2317 N St., Sacramento, CA 95816 Claim priority = 2nd priority</p> <p>The claim of Chase Bank is estimated at \$838,151. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase’s arrearage claim will be paid over 60 months at 6.35% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$5,215.27.</p>
N.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$83,451.28 Collateral Value/Description = \$1.05 million / 2315-2317 N St., Sacramento, CA 95816 Claim priority = 3rd priority</p> <p>The claim of Brook Heath is estimated at \$166,902.55 (Claim 20 is secured by N St. and 14th St.). Claim 20 shall be split. Heath shall have a secured claim of \$83,451.28 secured by N St.</p>

			and paid by amortizing the claim over 360 months at 7.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$555.20.
6TH.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$3,349.08 Collateral Value/Description = \$500,000 / 28 / 30 6 th St., Richmond, CA 94801 Claim priority = 1 st priority The claim of the Contra Costa County Tax Collector is estimated at \$3,349.08. To the extent that a timely proof of claim is filed then such allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$63.20. This property will be marketed. If sold, the entire claim will be paid in full through escrow.
6TH.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$200,027 Collateral Value/Description = \$500,000 / 28 / 30 6 th St., Richmond, CA 94801 Claim priority = 2nd priority The claim of Wachovia Mortgage, FSB is estimated at \$200,027. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Wachovia's arrearage claim will be paid over 60 months at the nondefault, contractual rate. The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$1,073.79. This property will be marketed. If sold, the entire claim will be paid in full through escrow.
6TH.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$80,551.57 Collateral Value/Description = \$500,000 / 28 / 30 6 th St., Richmond, CA 94801 Claim priority = 3rd priority The claim of Patrick Bellamy is estimated at \$161,103.14 (Claim 17). However, the claim shall be split. 6 th St shall secure \$80,551.57. 5971 Lake Crest shall secure \$80,551.57. An allowed claim will be paid by amortizing the claim over 360 months at 7.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt or sell the property. If sold, the 6 th Street portion of the claim will be paid in full through escrow. The estimated monthly payment is \$535.91.
D.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.7 million/ 2812-2814 D St., Sacramento, CA 95816 Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$52,016.86. This claim is disputed. The claim includes \$39,994.84 in post-petition taxes (Bill 09-214459, 09-114460). The post-petition taxes are current. This secured claim shall be satisfied by the surrender of the collateral.
D.2	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.7 million/ 2812-2814 D St., Sacramento, CA 95816 Claim priority = 2nd priority

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

			The claim of Chase Bank is estimated to be \$1,665,900. Chase Bank has agreed to waive any deficiencies in return for an abandonment of this property. The secured claim shall be satisfied by the surrender of the collateral.
D.3	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.7 million/ 2812-2814 D St., Sacramento, CA 95816 Claim priority = 3rd priority The claim of Douglas Sykes and Gary Roller is estimated at \$376,624.16 (Claim 18 is secured by D St., V St. and Havenside). Claim 18 shall be split. Sykes and Roller shall have secured claims to the full value of V St. and Havenside. The remaining portion of \$52,689 is satisfied by the abandonment of D St.
V.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$5,024.53 Collateral Value/Description = \$1.1 million / 416 V St., Sacramento, CA 95818 Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$25,968.83. This claim is disputed. The claim includes \$20,944.30 in post-petition taxes (Bill 09-214465). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$94.83.
V.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$998,355 Collateral Value/Description = \$1.1 million / 416 V St., Sacramento, CA 95818 Claim priority = 2nd priority The claim of Chase Bank is estimated at \$998,355. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim will be paid over 60 months at 6.25% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$6,147.04.
V.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$96,620.25 Collateral Value/Description = \$1.1 million / 416 V St., Sacramento, CA 95818 Claim priority = 3rd priority The claim of Douglas Sykes and Gary Roller is estimated at \$376,624.16 (Claim 18 is secured by D St., V St. and Havenside). However, there is only \$96,620.25 in equity securing V St. portion. Claim 18 shall be split. Sykes and Roller shall have a claim of \$96,620 secured by V St. (the full value of the equity) and paid by amortizing the claim over 360 months at 6.75% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$626.68.
RIVER-SIDE.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.3 million/ 4445/ 4449/ 4453 Riverside Blvd., Sacramento, CA 95822 Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth

			in Claim 26 is \$37,908.12. This claim is disputed. The claim includes \$28,997.74 in post-petition taxes (Bill 09-214466). The post-petition taxes are current. This secured claim shall be satisfied by the surrender of the collateral.
RIVER-SIDE.2	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.3 million/ 4445/ 4449/ 4453 Riverside Blvd., Sacramento, CA 95822 Claim priority = 2nd priority The claim of Chase Bank is estimated to be \$1,479,434. Chase Bank has agreed to waive any deficiencies in return for an abandonment of this property. The secured claim shall be satisfied by the surrender of the collateral.
DEL RIO.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$9,783.59 Collateral Value/Description = \$1.7 million / 4500 Del Rio, Sacramento, CA 95822 Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$43,584.87. This claim is disputed. The claim includes \$33,801.28 in post-petition taxes (Bill 09-214467). The post-petition taxes are current. An allowed claim shall be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$184.62.
DEL RIO.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$1,667,590 Collateral Value/Description = \$1.7 million / 4500 Del Rio, Sacramento, CA 95822 Claim priority = 2nd priority The claim of Chase Bank is estimated at \$1,667,590. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim shall be paid over 60 months at 6.40% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$10,430.87.
DEL RIO.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$131,000 Collateral Value/Description = \$1.7 million / 4500 Del Rio, Sacramento, CA 95822 Claim priority = 3rd priority The claim of Bin and Rabake Tseng is estimated at \$131,000 (Claim 18 is secured by three properties). An allowed claim shall be paid by amortizing the claim over 360 months at 8.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$961.23.
MICH-IGAN.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$19,209.24 Collateral Value/Description = \$3.1 million / 501 Michigan Blvd, W. Sacramento, CA Claim priority = 1 st priority The claim of the Yolo County Tax Collector is estimated to be \$19,209.24. An allowed claim shall be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$362.50.
MICH-	N	Y	Estimated Secured Claim Amount \$3,058,678

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

1	IGAN.2		(Creditor entitled to vote)	Collateral Value/Description = \$3.1 million / 501 Michigan Blvd, W. Sacramento, CA Claim priority = 2nd priority The claim of Chase Bank is estimated at \$1,667,590. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase’s arrearage claim will be paid over 60 months at 6.40% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$19,132.21.
7	5971 LAKE CREST.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$14,652.40 Collateral Value/Description = \$2.0 million / 5971 Lake Crest Way, Sacramento, CA Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$47,646.30. This claim is disputed. The claim includes \$32,993.90 in post-petition taxes (Bill 09-113365). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$276.50.
12	5971 LAKE CREST.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$1,848,222 Collateral Value/Description = \$2.0 million / 5971 Lake Crest Way, Sacramento, CA Claim priority = 2nd priority The claim of Chase Bank is estimated at \$1,848,222. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase’s arrearage claim will be paid over 60 months at 6.68% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$11,901.66. Further, Chase shall be determined to have no interest in insurance proceeds of \$77,276.45 in favor of DH Construction for repair work performed on 5971 Lake Crest Way, Sacramento, CA.
20	5971 LAKE CREST.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$80,551.57 Collateral Value/Description = \$2.0 million / 5971 Lake Crest Way, Sacramento, CA Claim priority = 3rd priority The claim of Patrick Bellamy is estimated at \$161,103.14 (Claim 17). However, the claim shall be split. 6 th St shall secure \$80,551.57. 5971 Lake Crest shall secure \$80,551.57. An allowed claim will be paid by amortizing the claim over 360 months at 7.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$535.91. Further, Bellamy shall be determined to have no interest in insurance proceeds of \$77,276.45 in favor of DH Construction for repair work performed on 5971 Lake Crest Way, Sacramento, CA.
28	5971 LAKE CREST.4	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$0.00 Collateral Value/Description = \$2.0 million / 5971 Lake Crest Way, Sacramento, CA

DEBTOR’S PLAN OF REORGANIZATION, DATED 12/20/09

		vote)	<p>Claim priority = 4th priority</p> <p>The mechanic's lien claim of DH Construction (Claim 42) is estimated at \$58,409.60. Insurance has already issued a check to cover the full amount of the claim. The Debtor is coordinating to obtain the necessary signatures. However, if the Debtor is unable to resolve the issue within 1 year of the Effective Date, the DH Construction's allowed claim will be paid by amortizing the claim over 360 months at 6.0% interest. However, on or before the 5th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$350.20.</p>
5981 LAKE CREST.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$16,602.32</p> <p>Collateral Value/Description = \$2.325 million / 5981 Lake Crest Way, Sacramento, CA</p> <p>Claim priority = 1st priority</p> <p>The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$70,114.20. This claim is disputed. The claim includes \$53,511.88 in post-petition taxes (Bill 09-214468). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$313.32.</p>
5981 LAKE CREST.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$2,144,346</p> <p>Collateral Value/Description = \$2.325 million / 5981 Lake Crest Way, Sacramento, CA</p> <p>Claim priority = 2nd priority</p> <p>The claim of Chase Bank is estimated at \$2,144,346. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim will be paid over 60 months at 6.68% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$13,808.56.</p>
HAVEN-SIDE.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$14,166.37</p> <p>Collateral Value/Description = \$2.3 million / 6330 Havenside Dr., Sacramento, CA</p> <p>Claim priority = 1st priority</p> <p>The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$58,329.03. This claim is disputed. The claim includes \$44,162.66 in post-petition taxes (Bill 09-214470). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$267.35.</p>
HAVEN-SIDE.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$1,824,152</p> <p>Collateral Value/Description = \$2.3 million / 6330 Havenside Dr., Sacramento, CA</p> <p>Claim priority = 2nd priority</p> <p>The claim of Chase Bank is estimated at \$1,824,152. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim will be paid over 60 months at 6.35% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is</p>

			\$11,350.53.
HAVEN-SIDE.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$234,366.77 Collateral Value/Description = \$2.3 million / 6330 Havenside Dr., Sacramento, CA Claim priority = 3rd priority The claim of Douglas Sykes is \$425,000 (Claim 33 is secured by O St and Havenside). Claim 33 is bifurcated and shall be a claim of \$190,633.23 secured by O St. The remaining portion, est. at \$234,399.77, shall be secured by Havenside and paid by amortizing the claim over 360 months at 6.75% interest. However, on or before the 5th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$1,520.10.</p>
HAVEN-SIDE.4	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$227,314.56 Collateral Value/Description = \$2.3 million / 6330 Havenside Dr., Sacramento, CA Claim priority = 3rd priority The claim of Douglas Sykes and Gary Roller is estimated at \$376,624.16 (Claim 18 is secured by D St., V St. and Havenside). However, there is only \$227,314.56 in equity securing the Havenside portion. Claim 18 shall be split. Sykes and Roller shall have a claim of \$227,314.56 secured by Havenside (the equity) and paid by amortizing the claim over 360 months at 6.75% interest. However, on or before the 5th anniversary of the Effective Date, the Debtor will refinance this debt. The estimated monthly payment is \$1,474.36.</p>
GLORIA.1	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$14,166.37 Collateral Value/Description = \$2.325 million / 6140 Gloria Dr., Sacramento, CA Claim priority = 1st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$75,206.60. This claim is disputed. The claim includes \$26,057.34 in post-petition taxes (Bill 09-214470). The post-petition taxes are current. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$491.73.</p>
GLORIA.2	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$2,227,068 Collateral Value/Description = \$2.325 million / 6140 Gloria Dr., Sacramento, CA Claim priority = 2nd priority The claim of Chase Bank is estimated at \$2,227,068. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim will be paid over 60 months at 6.30% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$13,784.94.</p>
GLORIA.3	N	Y (Creditor entitled to vote)	<p>Estimated Secured Claim Amount \$8,366.13 Collateral Value/Description = \$2.325 million / 6140 Gloria Dr., Sacramento, CA Claim priority = 3rd priority The mechanic's lien claim of B-Line Construction is</p>

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

			estimated at \$8,366.13. An allowed claim will be paid by amortizing the claim over 360 months at 6.50% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt or pay it off. The estimated monthly payment is \$52.88.
GREEN-BACK.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.2 million / 6344 Greenback Lane, Sacramento, CA Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$30,436.66. This claim is disputed. The claim includes \$30,436.66 in post-petition taxes (Bill 09-025981). The post-petition taxes are current. This secured claim shall be satisfied by the surrender of the collateral.
GREEN-BACK.2	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.2 million / 6344 Greenback Lane, Sacramento, CA Claim priority = 2nd priority The claim of Union Bank is estimated to be \$0.00. Union Bank has agreed to waive any deficiencies in return for an abandonment of this property. The secured claim shall be satisfied by the surrender of the collateral.
GREEN-BACK.3	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$1.2 million / 6344 Greenback Lane, Sacramento, CA Claim priority = 3rd priority The claim of Ramirez Salvador is estimated at \$0.00. The secured claim shall be satisfied by the surrender of the collateral.
14TH.1	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.00 Collateral Value/Description = \$900,000 / 711 14 th St., Sacramento, CA Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$11,334.48. This claim is disputed. The claim includes \$11,334.48 in post-petition taxes (Bill 09-214458). The post-petition taxes are current. An allowed claim will be paid in full on the Effective Date from the rents from the subject property.
14TH.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$758,327 Collateral Value/Description = \$900,000 / 711 14 th St., Sacramento, CA Claim priority = 2nd priority The claim of Chase Bank is estimated at \$758,327. Pursuant to Ninth Circuit authority set forth in Entz-White, full payment through a Chapter 11 plan will cure and remove the effects of default – including default interest. Chase's arrearage claim will be paid over 60 months at 6.35% (the nondefault, contractual rate). The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$4,718.58.
14TH.3	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$83,451.28 Collateral Value/Description = \$900,000 / 711 14 th St., Sacramento, CA Claim priority = 3rd priority

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

			The claim of Brook Heath is estimated at \$166,902.55 (Claim 20 is secured by N St. and 14 th St.). Claim 20 shall be split. Heath shall have a secured claim of \$83,451.28 secured by 14 th St. and paid by amortizing the claim over 360 months at 7.0% interest. However, on or before the 5 th anniversary of the Effective Date, the Debtor will refinance this debt or pay it off. The estimated monthly payment is \$555.20.
STILL BREEZE.1	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$11,736.93 Collateral Value/Description = \$589,500 / 809 Still Breeze Way, Sacramento, CA Claim priority = 1 st priority The claim of the Sacramento County Tax Collector set forth in Claim 26 is \$11,736.93. An allowed claim will be paid by amortizing the claim over 60 months at 5% interest. The estimated monthly payment is \$221.49.
STILL BREEZE.2	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$663,769 Collateral Value/Description = \$589,500 / 809 Still Breeze Way, Sacramento, CA Claim priority = 2nd priority The claim of Wells Fargo Bank is estimated at \$663,769. Wells Fargo Bank's arrearage claim will be paid over 60 months at the nondefault, contractual rate. The remaining claim shall be cured and reinstated at the nondefault, contract rate. The estimated monthly payment is \$3,979.63.
2006 MB S430	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$3900.00 Collateral Value/Description = \$25,615 / 2006 Mercedes Benz S430 Claim priority = 1st priority The claim of DCFS USA LLC is estimated at \$3,900 (claim 12). This vehicle will be sold on or before the Effective Date and creditor will be paid in full.
2007 HARLEY	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$4,295.52 Collateral Value/Description = \$19,000 / 2007 Harley Davidson Ultra Motorcycle Claim priority = 1st priority The claim of Harley Davidson Financial is estimated at \$4,295.52 (Claim 32). This vehicle will be sold on or before the Effective Date and creditor will be paid in full.
2007 FORD	N	Y (Creditor entitled to vote)	Estimated Secured Claim Amount \$15,150.00 Collateral Value/Description = \$15,150 / 2007 Ford 350 Utility Claim priority = 1st priority The claim of Ford Motor Credit Company is estimated at \$17,763.63. However, Ford has admitted that the value of this vehicle is only \$15,150. The claim shall be bifurcated. Ford shall have a secured claim in the amount of \$15,150. The remaining claim shall be unsecured, estimated at \$2,613.63. An allowed secured claim will be paid by amortizing the claim over 60 months at 1.5% interest (the nondefault, contract rate). The estimated monthly payment is \$262.24
2007 MB SLK55	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$35,000 / 2007 Mercedes Benz SLK55 Claim priority = 1 st priority

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

			The claim of Bank of America (Claim 3) is \$42,172.62. The secured claim shall be satisfied by the surrender of the collateral. If this creditor seeks a deficiency claim, such creditor must file a claim no later than 30 days following entry of the Confirmation Order.
2008 CHEVY	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$25,000 / 2008 Chevy Avalanche Claim priority = 1 st priority The claim of Wachovia is estimated at \$27,200. The secured claim shall be satisfied by the surrender of the collateral. If this creditor seeks a deficiency claim, such creditor must file a claim no later than 30 days following entry of the Confirmation Order.
2009 CAMRY	N	N (Creditor not entitled to vote)	Estimated Secured Claim Amount \$0.0 Collateral Value/Description = \$19,000 / 2009 Toyota Camry Claim priority = 1 st priority The claim of Toyota Motor Credit is estimated at \$22,220.96. The secured claim shall be satisfied by the surrender of the collateral. If this creditor seeks a deficiency claim, such creditor must file a claim no later than 30 days following entry of the Confirmation Order.
3	N	N (Creditor not entitled to vote)	Estimated Unsecured Claim Amount \$0.0 Collateral Value/Description = \$3.5 million/ 2443 Wyda Way, Sacramento, CA 95825 Claim priority = 1 st priority This is a class includes (Sacramento Tax Collector Claim 26, Fannie Mae Claim 36, and Don Diedrich Claim 34). The total claims exceed \$4.7 million. These creditors are secured by 2443 Wyda Way. Apartment Lane is co-liable for these debts and is the owner of 2443 Wyda Way. All claims are contingent on nonpayment by Apartment Lane. The Debtor is authorized to make a new capital contribution of \$20,000 to Apartment Lane to facilitate the confirmation of a Chapter 11 plan that is anticipated to repay these creditors in full. However, if such creditors are not provided for in full by a Chapter 11 plan, allowed claims of these creditors will be automatically be moved to Class 4 on the 1-yr anniversary of the Effective Date.
4	N	Y (Creditor entitled to vote)	Estimated General, Unsecured Claim Amount \$700,000 General unsecured creditors. The Debtor shall contribute \$355,471 towards the repayment of unsecured claims over the 5-year plan length. The payment frequency will be: Year 1 - \$0.00 Year 2 - \$0.00 Year 3 - \$57,857 Year 4 - \$117,900 Year 5 - \$179,715 The estimated dividend is 51%. All plan payments are due on the anniversary of the Effective Date.
5	Y	N (Creditor not entitled to vote)	Interests of the individual Debtor in property of the estate. The Debtor shall retain all residual interest in property of the estate following completion of the Chapter 11 plan.

ARTICLE V

DEBTOR'S PLAN OF REORGANIZATION, DATED 12/20/09

1 **ALLOWANCE AND DISALLOWANCE OF CLAIMS**

2 5.01 Disputed Claim. A disputed claim is a claim that has been (i) disallowed by Court
3 order; (ii) a proof of claim has been filed or deemed filed, and the Debtor or another party in
4 interest has filed an objection; or (iii) no proof of claim has been filed, and the Debtor has
5 scheduled such claim as disputed, contingent, or unliquidated.

6 5.02 Delay of Distribution on a Disputed Claim. No distribution will be made on
7 account of a disputed claim unless such claim is allowed by a final non-appealable order.

8 5.03 Settlement of Disputed Claims. The Debtor will have the power and authority to
9 settle and compromise a disputed claim with court approval and compliance with Rule 9019 of the
10 Federal Rules of Bankruptcy Procedure.

11 **ARTICLE VI**

12 **EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

13 6.01 The Debtor assumes the following executory contracts and/or unexpired leases
14 effective upon the date of the entry of the Confirmation Order: none.

15 6.02 The Debtor will be conclusively deemed to have rejected all executory contracts
16 and/or unexpired leases not expressly assumed under section 6.01 above, or before the date of the
17 Confirmation Order, upon the date of the entry of the Confirmation Order. A proof of a claim
18 arising from the rejection of an executory contract or unexpired lease under this section must be
19 filed no later than thirty (30) days after the date of the Confirmation Order.

20 **ARTICLE VII**

21 **MEANS FOR IMPLEMENTATION OF THE PLAN**

22 7.01 The Debtor shall sell real and personal property. The Debtor will at a minimum list
23 1300 Florin Road, Sacramento, California; 28/30 6th Street, Richmond, CA; a 2006 Mercedes Benz
24 S430; and a 2007 Harley Davidson motorcycle for sale. Upon closing of one or more of the
25 transactions, proceeds shall be transferred to a general business account.

26 7.02 Post Confirmation Operations. The Debtor shall retain all estate property,
27 manage the estate, and pay ordinary and necessary expenses, including without limitation:

28 a. Debtor is authorized to employ officers, managers, agents, brokers,

representatives and attorneys to carry out any activity authorized by this Plan;

b. Debtor is authorized to pay ordinary living expenses and current taxes without further order of the Court;

c. Debtor retains the right to prosecute all claims arising from any dispute involving Debtor or any property within its control;

d. Debtor may, but is not required to, prosecute any claims against other entities including, but not limited to, avoidance actions and turnover actions;

e. Debtor may, but is not required to, object to any claim pursuant to the Plan, whether in the Chapter 11 Case or otherwise and may pursue such litigation as is appropriate to resolve such disputes and objections; and

f. Debtor may, but is not required to, pursue any claim for monetary damages that Debtor determines is appropriate, against any person or entity.

7.03 The Debtor shall use all cash to first pay the following expenses: insurance, taxes, maintenance, ordinary and necessary operating expenses, and any post-petition adequate assurance payments. Estimated property budgets are annexed hereto as Exhibit A.

7.04 Post-petition Adequate Assurance Payments. Each of the 62 classes of secured creditors shall retain their liens. Until a secured property is abandoned, the Debtor shall pay a post-petition adequate assurance payment in the amount of the lesser of (a) the Plan payment for such class or (b) the cash collateral collected from the secured property in excess of budgeted expenses and payments to senior secured classes. Such payment shall be deemed adequate assurance for the collateral.

7.05 The Effective Date shall be the first date following the entry of the Order confirming the Plan that the Debtor holds no less than \$250,000 in funds in all accounts (including rental proceeds and sales proceeds).

7.06 On the Effective Date, the Debtor shall pay all administrative, priority, and secured class payments that are due and payable.

7.07 In the event that the Effective Date does not occur by October 15, 2010, the order confirming the Plan (the "Confirmation Order") shall be revoked without the need for further order

1 of the Court. In the event that the Effective Date does not occur by October 15, 2010 then relief
2 from stay shall be deemed granted in favor of all secured creditors effective as of October 16, 2010
3 without need for further order of the Court and without prejudice to the Debtor seeking extension
4 of the stay.

5 **ARTICLE VIII**

6 **GENERAL PROVISIONS**

7 8.01 Definitions and Rules of Construction. The definitions and rules of construction set
8 forth in §§ 101 and 102 of the Code shall apply when terms defined or construed in the Code are
9 used in this Plan, and they are supplemented by the following definitions:

10 8.02 Severability. If any provision in this Plan is determined to be unenforceable, the
11 determination will in no way limit or affect the enforceability and operative effect of any other
12 provision of this Plan.

13 8.03 Binding Effect. The rights and obligations of any entity named or referred to in
14 this Plan shall be binding upon, and will inure to the benefit of the successors or assigns of such
15 entity.

16 8.04 Captions. The headings contained in this Plan are for convenience of reference only
17 and do not affect the meaning or interpretation of this Plan.

18 8.05 Controlling Effect. Unless a rule of law or procedure is supplied by federal law
19 (including the Code or the Federal Rules of Bankruptcy Procedure), the laws of the State of
20 California govern this Plan and any agreements, documents, and instruments executed in
21 connection with this Plan, except as otherwise provided in this Plan.

22 **ARTICLE IX**

23 **DISCHARGE**

24 9.01. Discharge. Confirmation of this Plan does not discharge any debt provided for in
25 this Plan until the court grants a discharge on completion of all payments under this Plan, or as
26 otherwise provided in § 1141(d)(5) of the Code. The Debtor will not be discharged from any debt
27 excepted from discharge under § 523 of the Code, except as provided in Rule 4007(c) of the
28 Federal Rules of Bankruptcy Procedure.

1 **ARTICLE X**

2 **OTHER PROVISIONS**

3 10.1 Revesting of Property in the Debtor. Except as provided elsewhere herein, the
4 confirmation of the Plan revests all of the property of the estate in the Debtor. In addition, on the
5 Effective Date, all of the claims against and/or interest in third parties that constitute property of
6 the estate shall be revested in the Debtor. Following the Effective Date, the Debtor shall have
7 absolute authority to prosecute, waive, adjust or settle any claims without the need for approval by
8 the Court. Following the Effective Date, the Debtor shall have the authority to employ such
9 professionals as it deems necessary to prosecute or defend such claims asserted without the need
10 for Court approval.

11 10.2 Default. Except as provided elsewhere herein or in the Confirmation Order, in the
12 event that the Debtor defaults in the performance of any of his obligations under the Plan and does
13 not cure the default within thirty (30) days after receipt of written notice of default from the
14 affected creditor then the affected creditor may pursue such remedies as are available at law or in
15 equity. An event of default occurring with respect to one claim shall not be any event of default
16 with respect to any other claim.

17 10.3 Modification of Plan. The Debtor may modify the Plan at any time before
18 confirmation. However, the Court may require a new disclosure statement and/or re-voting on the
19 Plan.

20 The Debtor may also seek to modify the Plan at any time after confirmation only if (1) the
21 Plan has not been substantially consummated and (2) the Court authorizes the proposed
22 modifications after notice and a hearing.

23 10.4 Postconfirmation United States Trustee Quarterly Fees. A quarterly fee shall be paid
24 by the Debtor to the United States Trustee, for deposit into the Treasury, for each quarter
25 (including any fraction thereof) until the case is converted, dismissed, or closed by the entry of a
26 final decree pursuant to 28 U.S.C. § 1930(a)(6).

27 10.5 Chapter 11 Postconfirmation Reports and Final Decree.

28 (a) Postconfirmation Reports: At the end of each calendar quarter, the Debtor shall file

1 with the Court a post-confirmation status report, the purpose of which is to explain the progress
2 made toward full administration of the confirmed plan of reorganization. The first Report shall be
3 filed for the portion of the calendar quarter from the date of confirmation to the end of the quarter.
4 Subsequent reports shall be filed at the expiration of each calendar quarter thereafter until
5 dismissal, conversion, or entry of a final decree closing the case. Reports shall be filed with the
6 Court and served upon the United States Trustee not later than twenty (20) days after the expiration
7 of the reported quarter.

8 The Report shall include a statement of receipts and disbursements, with the ending cash
9 balance, for the entire 90-day period. The report shall also include information sufficiently
10 comprehensive to enable the court to determine: (a) whether the order confirming the plan has
11 become final; (2) whether deposits, if any, required by the plan have been distributed; (3) whether
12 any property proposed by the plan to be transferred has been transferred; (4) whether the Debtor
13 under the plan has assumed the business or management of the property dealt with by the plan; (5)
14 whether payments under the plan have commenced; (6) whether accrued fees due to the United
15 States Trustee under 28 U.S.C. § 1930(a)(6) have been paid; and (7) whether all motions, contested
16 matters and adversary proceedings have been finally resolved.

17 (b) Service of Reports: A copy of each report shall be served upon the United States
18 Trustee and other persons or entities as have requested service of such reports in writing with the
19 Court, no later than the day upon which it is filed with the Court.

20 (c) Final Decree: After the estate is fully administered, the Debtor shall file an
21 application for final decree, and shall serve the application on the United States Trustee, together
22 with a proposed final decree. The United States Trustee shall have twenty (20) days within which
23 to object or otherwise comment upon the Court's entry of the final decree.

24 10.6 Post-Confirmation Conversion/ Dismissal. A creditor or party in interest may bring
25 a motion to convert or dismiss this case under Section 112(b) after the Plan is confirmed if there
26 is a default in performing the Plan. If the Court orders the Case converted to Chapter 7 after the
27 Plan is confirmed then all property that had been property of the Chapter 11 estate and not been
28 disbursed pursuant to the Plan will revert in the Chapter 7 estate. The automatic stay shall be

1 reimposed upon the revested property, but only to the extent that the Court did not previously
2 authorize relief from stay during the Case.

3 The Confirmation Order may also be revoked under very limited circumstances. The Court
4 may revoke the Confirmation Order only if it was procured by fraud and if the party in interest
5 brings an adversary proceeding to revoke confirmation within 180 days after the entry of the
6 Confirmation Order.

7 10.7 Final Decrees. Once the estate has been fully administered as referred to in
8 Bankruptcy Rule 3022, the Debtor or other party as the Court shall designate in the Confirmation
9 Order shall file a motion with the Court to obtain a final decree to close the Case.

10 Date: 12/20/09

11 Respectfully submitted,

12 By: _____/s/ Tony Akinsete_____

13 Tony Akinsete

14 Presented by:

15 LAW OFFICES OF KENRICK YOUNG

16 By: _____/s/ Kenrick Young_____

17 Kenrick Young

18 Attorney for Tony Akinsete

EXHIBIT A

Projections of Cash Flow and Earnings for Post-Confirmation Period 28/30 6TH ST

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	2,900	34,800	34,800	35,844	36,919	38,027
TAXES						
PROPERTY TAXES	325	3,900	3,978	4,058	4,139	4,221
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	108	1,296	1,361	1,429	1,500	1,575
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	146	1,752	1,805	1,859	1,914	1,972
MAINTENANCE						
GARDENER	13	156	160	164	168	172
PEST CONTROL	2	24	25	25	26	26
SUPPLIES	9	108	111	113	116	119
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	4	48	49	50	52	53
BUILDING						
MAINTENANCE & REPAIR	38	456	467	479	491	503
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	34	408	420	433	446	459
ADVERTISING	5	60	62	64	66	68
TELEPHONE	3	36	37	38	39	41
OFFICE SUPPLIES	1	12	12	13	13	14
ACCOUNTANT	25	300	309	318	328	338
LEGAL	25	300	309	318	328	338
TOTAL EXPENSES	<u>743</u>	<u>8,916</u>	<u>9,166</u>	<u>9,424</u>	<u>9,690</u>	<u>9,965</u>
SUBTOTAL	<u>2,157</u>	<u>25,884</u>	<u>25,634</u>	<u>26,420</u>	<u>27,229</u>	<u>28,062</u>
PAYMENT TO 6TH.1	63	758	758	758	758	758
PAYMENT TO 6TH.2	1,074	12,885	12,885	12,885	12,885	12,885
PAYMENT TO 6TH.3	536	6,431	6,431	6,431	6,431	6,431
CONTRIBUTION TO GENERAL ACCOUNT	484	5,809	5,559	6,345	7,154	7,987

Projections of Cash Flow and Earnings for Post-Confirmation Period 711 14th St.

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	7,584	91,008	93,738	96,550	99,447	102,430
TAXES						
PROPERTY TAXES	914	10,970	11,189	11,413	11,641	11,874
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	208	2,496	2,621	2,752	2,889	3,034
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	700	8,400	8,652	8,912	9,179	9,454
MAINTENANCE						
GARDENER	27	328	336	345	353	362
PEST CONTROL	3	36	37	38	39	40
SUPPLIES	19	228	234	240	246	252
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	8	96	98	101	103	106
BUILDING						
MAINTENANCE & REPAIR	121	1,456	1,492	1,530	1,568	1,607
PAINTING & DECORATING	3	36	37	38	39	40
GENERAL AND ADMINISTRATIVE						
PAYROLL	74	883	909	937	965	994
ADVERTISING	11	132	136	140	144	149
TELEPHONE	6	72	74	76	79	81
OFFICE SUPPLIES	2	24	25	25	26	27
ACCOUNTANT	50	600	618	637	656	675
LEGAL	50	600	618	637	656	675
TOTAL EXPENSES	<u>2,196</u>	<u>26,357</u>	<u>27,077</u>	<u>27,818</u>	<u>28,582</u>	<u>29,369</u>
SUBTOTAL	<u>5,388</u>	<u>64,651</u>	<u>66,662</u>	<u>68,732</u>	<u>70,865</u>	<u>73,061</u>
PAYMENT TO 14th.1	0	0	0	0	0	0
PAYMENT TO 14th.2	4,719	56,623	56,623	56,623	56,623	56,623
PAYMENT TO 14th.3	555	6,662	6,662	6,662	6,662	6,662
CONTRIBUTION TO GENERAL ACCOUNT	114	1,366	3,376	5,447	7,579	9,775

Projections of Cash Flow and Earnings for Post-Confirmation Period 2114 16TH ST.

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	5,571	66,852	66,852	68,858	70,923	73,051
TAXES						
PROPERTY TAXES	830	9,960	10,159	10,362	10,570	10,781
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	173	2,076	2,180	2,289	2,403	2,523
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	325	3,900	4,017	4,138	4,262	4,389
MAINTENANCE						
GARDENER	19	228	234	240	246	252
PEST CONTROL	2	24	25	25	26	26
SUPPLIES	13	156	160	164	168	172
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	6	66	68	69	71	73
BUILDING						
MAINTENANCE & REPAIR	57	684	701	719	737	755
PAINTING & DECORATING	2	24	25	25	26	26
GENERAL AND ADMINISTRATIVE						
PAYROLL	51	612	630	649	669	689
ADVERTISING	8	90	93	95	98	101
TELEPHONE	4	48	49	51	52	54
OFFICE SUPPLIES	2	18	19	19	20	20
ACCOUNTANT	37	444	457	471	485	500
LEGAL	37	444	457	471	485	500
TOTAL EXPENSES	<u>1,565</u>	<u>18,774</u>	<u>19,273</u>	<u>19,787</u>	<u>20,317</u>	<u>20,862</u>
SUBTOTAL	<u>4,007</u>	<u>48,078</u>	<u>47,579</u>	<u>49,070</u>	<u>50,606</u>	<u>52,189</u>
PAYMENT TO 16TH.1	107	1,281	1,281	1,281	1,281	1,281
PAYMENT TO 16TH.2	1,541	18,488	18,488	18,488	18,488	18,488
PAYMENT TO 16TH.3	600	7,195	7,195	7,195	7,195	7,195
CONTRIBUTION TO GENERAL ACCOUNT	1,760	21,114	20,615	22,106	23,642	25,225

Projections of Cash Flow and Earnings for Post-Confirmation Period 4500 DEL RIO RD

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	15,523	186,276	186,276	191,864	197,620	203,549
TAXES						
PROPERTY TAXES	1,800	21,600	22,032	22,473	22,922	23,381
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	373	4,476	4,700	4,935	5,182	5,441
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	700	8,400	8,652	8,912	9,179	9,454
MAINTENANCE						
GARDENER	44	528	541	555	569	583
PEST CONTROL	5	60	62	63	65	66
SUPPLIES	30	360	369	378	388	397
POOL SERVICE	160	1,920	1,968	2,017	2,068	2,119
CLEANING EXPENSES	12	144	148	151	155	159
BUILDING						
MAINTENANCE & REPAIR	370	4,440	4,551	4,665	4,781	4,901
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	119	1,428	1,471	1,515	1,560	1,607
ADVERTISING	17	204	210	216	223	230
TELEPHONE	9	108	111	115	118	122
OFFICE SUPPLIES	4	48	49	51	52	54
ACCOUNTANT	85	1,020	1,051	1,082	1,115	1,148
LEGAL	85	1,020	1,051	1,082	1,115	1,148
TOTAL EXPENSES	<u>3,818</u>	<u>45,816</u>	<u>47,026</u>	<u>48,272</u>	<u>49,555</u>	<u>50,876</u>
SUBTOTAL	<u>11,705</u>	<u>140,460</u>	<u>139,250</u>	<u>143,592</u>	<u>148,065</u>	<u>152,673</u>
PAYMENT TO DEL RIO.1	185	2,215	2,215	2,215	2,215	2,215
PAYMENT TO DEL RIO.2	10,431	125,172	125,172	125,172	125,172	125,172
PAYMENT TO DEL RIO.3	962	11,544	11,544	11,544	11,544	11,544
CONTRIBUTION TO GENERAL ACCOUNT	127	1,529	318	4,660	9,134	13,742

Projections of Cash Flow and Earnings for Post-Confirmation Period 1300-1310 Florin Rd.

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	27,392	328,704	328,704	338,565	348,722	359,184
TAXES						
PROPERTY TAXES	3,537	42,444	43,293	44,159	45,042	45,943
LIABILITY INSURANCE						
PROPERTY LIABILITY INSURANCE	1,300	15,600	16,380	17,199	18,059	18,962
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,600	19,200	19,776	20,369	20,980	21,610
MAINTENANCE						
GARDENER	101	1,212	1,242	1,273	1,305	1,338
PEST CONTROL	10	120	123	126	129	132
SUPPLIES	69	828	849	870	892	914
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	29	348	357	366	375	384
BUILDING MAINTENANCE & REPAIR	300	3,600	3,690	3,782	3,877	3,974
PAINTING & DECORATING	39	468	480	492	504	517
GENERAL AND ADMINISTRATIVE						
PAYROLL	272	3,264	3,362	3,463	3,567	3,674
ADVERTISING	39	468	482	497	511	527
TELEPHONE	20	240	247	255	262	270
OFFICE SUPPLIES	8	96	99	102	105	108
ACCOUNTANT	75	900	927	955	983	1,013
LEGAL	120	1,440	1,483	1,528	1,574	1,621
TOTAL EXPENSES	<u>7,519</u>	<u>90,228</u>	<u>92,790</u>	<u>95,434</u>	<u>98,165</u>	<u>100,985</u>
SUBTOTAL	<u>19,873</u>	<u>238,476</u>	<u>235,914</u>	<u>243,131</u>	<u>250,557</u>	<u>258,198</u>
PAYMENT TO FLORIN.1	0	0	0	0	0	0
PAYMENT TO FLORIN.2	13,358	160,294	160,294	160,294	160,294	160,294
PAYMENT TO FLORIN.3	2,784	33,413	33,413	33,413	33,413	33,413
CONTRIBUTION TO GENERAL ACCOUNT	3,731	44,769	42,208	49,424	56,851	64,492

Projections of Cash Flow and Earnings for Post-Confirmation Period 6140 GLORIA

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	19,492	233,904	240,921	248,149	255,593	263,261
TAXES						
PROPERTY TAXES	2,167	26,004	26,524	27,055	27,596	28,148
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	559	6,708	7,043	7,396	7,765	8,154
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,300	15,600	16,068	16,550	17,047	17,558
MAINTENANCE						
GARDENER	59	708	726	744	762	781
PEST CONTROL	6	72	74	76	78	79
SUPPLIES	41	492	504	517	530	543
POOL SERVICE	126	1,512	1,550	1,589	1,628	1,669
CLEANING EXPENSES	17	204	209	214	220	225
BUILDING						
MAINTENANCE & REPAIR	177	2,124	2,177	2,232	2,287	2,344
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	500	6,000	6,180	6,365	6,556	6,753
ADVERTISING	23	276	284	293	302	311
TELEPHONE	11	132	136	140	144	149
OFFICE SUPPLIES	5	60	62	64	66	68
ACCOUNTANT	60	720	742	764	787	810
LEGAL	100	1,200	1,236	1,273	1,311	1,351
TOTAL EXPENSES	<u>5,156</u>	<u>61,872</u>	<u>63,576</u>	<u>65,333</u>	<u>67,143</u>	<u>69,009</u>
SUBTOTAL	<u>14,336</u>	<u>172,032</u>	<u>177,345</u>	<u>182,816</u>	<u>188,450</u>	<u>194,252</u>
PAYMENT TO GLORIA.1	492	5,901	5,901	5,901	5,901	5,901
PAYMENT TO GLORIA.2	13,785	165,419	165,419	165,419	165,419	165,419
PAYMENT TO GLORIA.3	53	635	635	635	635	635
CONTRIBUTION TO GENERAL ACCOUNT	6	77	5,390	10,861	16,496	22,298

Projections of Cash Flow and Earnings for Post-Confirmation Period 6330 HAVENSIDE

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	18,350	220,200	226,806	233,610	240,618	247,837
TAXES						
PROPERTY TAXES	1,307	15,684	15,998	16,318	16,644	16,977
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	642	7,700	8,085	8,489	8,914	9,360
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,300	15,600	16,068	16,550	17,047	17,558
MAINTENANCE						
GARDENER	57	684	701	719	737	755
PEST CONTROL	5	66	67	69	71	72
SUPPLIES	39	469	481	493	505	518
POOL SERVICE	169	2,028	2,079	2,131	2,184	2,239
CLEANING EXPENSES	16	192	197	202	207	212
BUILDING						
MAINTENANCE & REPAIR	170	2,040	2,091	2,143	2,197	2,252
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	140	1,680	1,730	1,782	1,836	1,891
ADVERTISING	22	264	272	280	288	297
TELEPHONE	11	132	136	140	144	149
OFFICE SUPPLIES	4	48	49	51	52	54
ACCOUNTANT	50	600	618	637	656	675
LEGAL	60	720	742	764	787	810
TOTAL EXPENSES	<u>3,997</u>	<u>47,967</u>	<u>49,375</u>	<u>50,830</u>	<u>52,332</u>	<u>53,884</u>
SUBTOTAL	<u>14,353</u>	<u>172,233</u>	<u>177,431</u>	<u>182,781</u>	<u>188,287</u>	<u>193,953</u>
PAYMENT TO HAVENSIDE.1	267	3,204	3,204	3,204	3,204	3,204
PAYMENT TO HAVENSIDE.2	11,351	136,206	136,206	136,206	136,206	136,206
PAYMENT TO HAVENSIDE.3	1,520	18,241	18,241	18,241	18,241	18,241
PAYMENT TO HAVENSIDE.4	1,474	17,692	17,692	17,692	17,692	17,692
CONTRIBUTION TO GENERAL ACCOUNT	-259	-3,110	2,087	7,437	12,943	18,609

Projections of Cash Flow and Earnings for Post-Confirmation Period 5971 LAKE CREST WAY

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	18,864	226,368	226,368	233,159	240,154	247,358
TAXES						
PROPERTY TAXES	2,697	32,364	33,011	33,672	34,345	35,032
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	498	5,976	6,275	6,589	6,918	7,264
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,700	20,400	21,012	21,642	22,292	22,960
MAINTENANCE						
GARDENER	57	684	701	719	737	755
PEST CONTROL	6	72	74	76	78	79
SUPPLIES	40	480	492	504	517	530
POOL SERVICE	208	2,496	2,558	2,622	2,688	2,755
CLEANING EXPENSES	20	240	246	252	258	265
BUILDING						
MAINTENANCE & REPAIR	170	2,040	2,091	2,143	2,197	2,252
PAINTING & DECORATING	6	66	68	69	71	73
GENERAL AND ADMINISTRATIVE						
PAYROLL	453	5,436	5,599	5,767	5,940	6,118
ADVERTISING	22	264	272	280	288	297
TELEPHONE	11	132	136	140	144	149
OFFICE SUPPLIES	4	52	54	56	57	59
ACCOUNTANT	75	900	927	955	983	1,013
LEGAL	100	1,200	1,236	1,273	1,311	1,351
TOTAL EXPENSES	<u>6,067</u>	<u>72,802</u>	<u>74,752</u>	<u>76,759</u>	<u>78,825</u>	<u>80,952</u>
SUBTOTAL	<u>12,797</u>	<u>153,566</u>	<u>151,616</u>	<u>156,400</u>	<u>161,329</u>	<u>166,407</u>
PAYMENT TO 5971 LAKE CREST.1	277	3,318	3,318	3,318	3,318	3,318
PAYMENT TO 5971 LAKE CREST.2	11,902	142,824	142,824	142,824	142,824	142,824
PAYMENT TO 5971 LAKE CREST.3	536	6,431	6,431	6,431	6,431	6,431
CONTRIBUTION TO GENERAL ACCOUNT	83	993	-957	3,827	8,756	13,834

Projections of Cash Flow and Earnings for Post-Confirmation Period 5981 LAKE CREST WAY

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	21,206	254,467	254,467	262,101	269,964	278,063
TAXES						
PROPERTY TAXES	2,999	35,988	36,708	37,442	38,191	38,955
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	676	8,112	8,518	8,943	9,391	9,860
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,700	20,400	21,012	21,642	22,292	22,960
MAINTENANCE						
GARDENER	63	756	775	794	814	834
PEST CONTROL	6	72	74	76	78	79
SUPPLIES	43	516	529	542	556	570
POOL SERVICE	192	2,304	2,362	2,421	2,481	2,543
CLEANING EXPENSES	19	228	234	240	246	252
BUILDING						
MAINTENANCE & REPAIR	189	2,268	2,325	2,383	2,442	2,503
PAINTING & DECORATING	6	72	74	76	78	79
GENERAL AND ADMINISTRATIVE						
PAYROLL	470	5,640	5,809	5,983	6,163	6,348
ADVERTISING	24	288	297	306	315	324
TELEPHONE	12	144	148	153	157	162
OFFICE SUPPLIES	5	60	62	64	66	68
ACCOUNTANT	75	900	927	955	983	1,013
LEGAL	100	1,200	1,236	1,273	1,311	1,351
TOTAL EXPENSES	<u>6,579</u>	<u>78,948</u>	<u>81,088</u>	<u>83,292</u>	<u>85,562</u>	<u>87,902</u>
SUBTOTAL	<u>14,627</u>	<u>175,519</u>	<u>173,379</u>	<u>178,809</u>	<u>184,402</u>	<u>190,162</u>
PAYMENT TO 5981 LAKE CREST.1	314	3,768	3,768	3,768	3,768	3,768
PAYMENT TO 5981 LAKE CREST.2	13,809	165,703	165,703	165,703	165,703	165,703
CONTRIBUTION TO GENERAL ACCOUNT	504	6,048	3,909	9,339	14,931	20,691

Projections of Cash Flow and Earnings for Post-Confirmation Period 501 MICHIGAN BLVD

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	27,101	325,212	325,212	334,968	345,017	355,368
TAXES						
PROPERTY TAXES	2,666	31,992	32,632	33,284	33,950	34,629
LIABILITY						
INSURANCE						
PROPERTY LIABILITY						
INSURANCE	598	7,176	7,535	7,912	8,307	8,722
UTILITIES						
ELECTRICITY/ GAS/						
TRASH /WATER	1,200	14,400	14,832	15,277	15,735	16,207
MAINTENANCE						
GARDENER	100	1,200	1,230	1,261	1,292	1,325
PEST CONTROL	10	120	123	126	129	132
SUPPLIES	70	840	861	883	905	927
POOL SERVICE		0	0	0	0	0
CLEANING EXPENSES	30	360	369	378	388	397
BUILDING						
MAINTENANCE & REPAIR	410	4,920	5,043	5,169	5,298	5,431
PAINTING &						
DECORATING	10	120	123	126	129	132
GENERAL AND						
ADMINISTRATIVE						
PAYROLL	600	7,200	7,416	7,638	7,868	8,104
ADVERTISING	40	480	494	509	525	540
TELEPHONE	20	240	247	255	262	270
OFFICE SUPPLIES	8	96	99	102	105	108
ACCOUNTANT	100	1,200	1,236	1,273	1,311	1,351
LEGAL	195	2,340	2,410	2,483	2,557	2,634
TOTAL EXPENSES	<u>6,057</u>	<u>72,684</u>	<u>74,650</u>	<u>76,675</u>	<u>78,761</u>	<u>80,910</u>
SUBTOTAL	<u>21,044</u>	<u>252,528</u>	<u>250,562</u>	<u>258,293</u>	<u>266,256</u>	<u>274,458</u>
PAYMENT TO						
MICHIGAN.1	363	4,350	4,350	4,350	4,350	4,350
PAYMENT TO						
MICHIGAN.2	19,133	229,596	229,596	229,596	229,596	229,596
CONTRIBUTION TO						
GENERAL ACCOUNT	1,549	18,582	16,616	24,347	32,310	40,512

Projections of Cash Flow and Earnings for Post-Confirmation Period 2315-2317 N ST

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	8,628	103,536	106,642	109,841	113,137	116,531
TAXES						
PROPERTY TAXES	1,112	13,344	13,611	13,883	14,161	14,444
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	147	1,764	1,852	1,945	2,042	2,144
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,160	13,920	14,338	14,768	15,211	15,667
MAINTENANCE						
GARDENER	29	348	357	366	375	384
PEST CONTROL	3	36	37	38	39	40
SUPPLIES	20	240	246	252	258	265
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	9	102	105	107	110	113
BUILDING						
MAINTENANCE & REPAIR	130	1,560	1,599	1,639	1,680	1,722
PAINTING & DECORATING	3	36	37	38	39	40
GENERAL AND ADMINISTRATIVE						
PAYROLL	79	948	976	1,006	1,036	1,067
ADVERTISING	11	132	136	140	144	149
TELEPHONE	6	72	74	76	79	81
OFFICE SUPPLIES	3	36	37	38	39	41
ACCOUNTANT	57	684	705	726	747	770
LEGAL	75	900	927	955	983	1,013
TOTAL EXPENSES	<u>2,844</u>	<u>34,122</u>	<u>35,036</u>	<u>35,976</u>	<u>36,943</u>	<u>37,938</u>
SUBTOTAL	<u>5,785</u>	<u>69,414</u>	<u>71,606</u>	<u>73,865</u>	<u>76,193</u>	<u>78,593</u>
PAYMENT TO N.1	0	0	0	0	0	0
PAYMENT TO N.2	5,215	62,583	62,583	62,583	62,583	62,583
PAYMENT TO N.3	555	6,662	6,662	6,662	6,662	6,662
CONTRIBUTION TO GENERAL ACCOUNT	14	168	2,361	4,620	6,948	9,347

Projections of Cash Flow and Earnings for Post-Confirmation Period 2314-2318 O ST

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	15,598	187,176	192,791	198,575	204,532	210,668
TAXES						
PROPERTY TAXES	2,065	24,780	25,276	25,781	26,297	26,823
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	567	6,804	7,144	7,501	7,876	8,270
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,150	13,800	14,214	14,640	15,080	15,532
MAINTENANCE						
GARDENER	50	600	615	630	646	662
PEST CONTROL	5	60	62	63	65	66
SUPPLIES	35	420	431	441	452	464
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	15	180	185	189	194	199
BUILDING						
MAINTENANCE & REPAIR	200	2,400	2,460	2,522	2,585	2,649
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	136	1,632	1,681	1,731	1,783	1,837
ADVERTISING	20	240	247	255	262	270
TELEPHONE	10	120	124	127	131	135
OFFICE SUPPLIES	4	48	49	51	52	54
ACCOUNTANT	75	900	927	955	983	1,013
LEGAL	100	1,200	1,236	1,273	1,311	1,351
TOTAL EXPENSES	<u>4,437</u>	<u>53,244</u>	<u>54,711</u>	<u>56,223</u>	<u>57,783</u>	<u>59,391</u>
SUBTOTAL	<u>11,161</u>	<u>133,932</u>	<u>138,080</u>	<u>142,352</u>	<u>146,749</u>	<u>151,277</u>
PAYMENT TO O.1	226	2,715	2,715	2,715	2,715	2,715
PAYMENT TO O.2	9,549	114,586	114,586	114,586	114,586	114,586
PAYMENT TO O.3	1,237	14,844	14,844	14,844	14,844	14,844
CONTRIBUTION TO GENERAL ACCOUNT	149	1,787	5,936	10,207	14,605	19,133

Projections of Cash Flow and Earnings for Post-Confirmation Period 1040 Rio Lane

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS INCOME	20,835	250,020	250,020	257,521	265,246	273,204
TAXES						
PROPERTY TAXES	2,693	32,316	32,962	33,622	34,294	34,980
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	355	4,260	4,473	4,697	4,931	5,178
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	1,500	18,000	18,540	19,096	19,669	20,259
MAINTENANCE						
GARDENER	72	864	886	908	930	954
PEST CONTROL	7	84	86	88	90	93
SUPPLIES	50	600	615	630	646	662
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	21	252	258	265	271	278
BUILDING						
MAINTENANCE & REPAIR	215	2,580	2,645	2,711	2,778	2,848
PAINTING & DECORATING	7	84	86	88	90	93
GENERAL AND ADMINISTRATIVE						
PAYROLL	192	2,304	2,373	2,444	2,518	2,593
ADVERTISING	27	324	334	344	354	365
TELEPHONE	14	168	173	178	184	189
OFFICE SUPPLIES	6	72	74	76	79	81
ACCOUNTANT	130	1,560	1,607	1,655	1,705	1,756
LEGAL	200	2,400	2,472	2,546	2,623	2,701
TOTAL EXPENSES	<u>5,489</u>	<u>65,868</u>	<u>67,584</u>	<u>69,348</u>	<u>71,163</u>	<u>73,029</u>
SUBTOTAL	<u>15,346</u>	<u>184,152</u>	<u>182,436</u>	<u>188,172</u>	<u>194,083</u>	<u>200,174</u>
PAYMENT TO RIO LANE.1	140	1,678	1,678	1,678	1,678	1,678
PAYMENT TO RIO LANE.2	14,288	171,451	171,451	171,451	171,451	171,451
CONTRIBUTION TO GENERAL ACCOUNT	919	11,022	9,307	15,043	20,954	27,044

Projections of Cash Flow and Earnings for Post-Confirmation Period 416 V St.

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
RENTAL INCOME	10,500	126,000	126,000	129,150	132,379	135,688
GROSS INCOME	10,500	126,000	126,000	129,150	132,379	135,688
TAXES						
PROPERTY TAXES	922	11,064	11,285	11,511	11,741	11,976
LIABILITY						
INSURANCE						
PROPERTY LIABILITY INSURANCE	335	4,017	4,218	4,429	4,650	4,883
UTILITIES						
ELECTRICITY/ GAS/ TRASH /WATER	900	10,800	11,124	11,458	11,801	12,155
MAINTENANCE						
GARDENER	30	360	369	378	388	397
PEST CONTROL	3	36	37	38	39	40
SUPPLIES	26	312	320	328	336	344
POOL SERVICE	0	0	0	0	0	0
CLEANING EXPENSES	15	180	185	189	194	199
BUILDING						
MAINTENANCE & REPAIR	250	3,000	3,075	3,152	3,231	3,311
PAINTING & DECORATING	5	60	62	63	65	66
GENERAL AND ADMINISTRATIVE						
PAYROLL	110	1,320	1,360	1,400	1,442	1,486
ADVERTISING	15	180	185	191	197	203
TELEPHONE	7	84	87	89	92	95
OFFICE SUPPLIES	4	48	49	51	52	54
ACCOUNTANT	70	840	865	891	918	945
LEGAL	100	1,200	1,236	1,273	1,311	1,351
TOTAL EXPENSES	<u>2,792</u>	<u>33,501</u>	<u>34,456</u>	<u>35,441</u>	<u>36,457</u>	<u>37,505</u>
SUBTOTAL	<u>7,708</u>	<u>92,499</u>	<u>91,544</u>	<u>93,709</u>	<u>95,922</u>	<u>98,183</u>
PAYMENT TO V.1						
	95	1,138	1,138	1,138	1,138	1,138
PAYMENT TO V.2	6,147	73,764	73,764	73,764	73,764	73,764
PAYMENT TO V.3	627	14,657	14,657	14,657	14,657	14,657
CONTRIBUTION TO GENERAL ACCOUNT	840	2,940	1,985	4,150	6,363	8,624

Projections of Cash Flow and Earnings for Post-Confirmation Period

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
RIO LANE	918.53	\$ 11,022	\$ 9,307	\$ 15,043	\$ 20,954	\$ 27,044
FLORIN	3,731	\$ 44,769	\$ 42,208	\$ 49,424	\$ 56,851	\$ 64,492
16TH ST.	1,760	\$ 21,114	\$ 20,615	\$ 22,106	\$ 23,642	\$ 25,225
O ST.	148.95	\$ 1,787	\$ 5,936	\$ 10,207	\$ 14,605	\$ 19,133
N ST.	14.03	\$ 168	\$ 2,361	\$ 4,620	\$ 6,948	\$ 9,347
6TH ST.	484.1	\$ -	\$ -	\$ -	\$ -	\$ -
V ST.	840	\$ 2,940	\$ 1,985	\$ 4,150	\$ 6,363	\$ 8,624
DEL RIO	127	\$ 1,529	\$ 318	\$ 4,660	\$ 9,134	\$ 13,742
MICHIGAN	1548.5	\$ 18,582	\$ 16,616	\$ 24,347	\$ 32,310	\$ 40,512
5971 LAKE CREST	82.72	\$ 993	\$ (957)	\$ 3,827	\$ 8,756	\$ 13,834
5981 LAKE CREST	504.04	\$ 6,048	\$ 3,909	\$ 9,339	\$ 14,931	\$ 20,691
HAVENSIDE	-259.2	\$ (3,110)	\$ 2,087	\$ 7,437	\$ 12,943	\$ 18,609
GLORIA	6.45	\$ 77	\$ 5,390	\$ 10,861	\$ 16,496	\$ 22,298
14TH ST.	113.83	\$ 1,366	\$ 3,376	\$ 5,447	\$ 7,579	\$ 9,775
EST BAD DEBT		\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)
GROSS INCOME		\$ 97,287	\$ 103,150	\$ 161,468	\$ 221,511	\$ 283,326
PMT ON HOUSE	4332	\$ 51,984	\$ 51,984	\$ 51,984	\$ 51,984	\$ 51,984
ELECTRICITY	350	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
WATER AND						
SEWER	120	\$ 1,440	\$ 1,440	\$ 1,440	\$ 1,440	\$ 1,440
TELEPHONE	200	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
HOA	70	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840
CELLPHONE	250	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
PROPERTY TAX	500	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
HOMEOWNER INS	200	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
INCOME TAX	200	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
MAINTENANCE	100	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
FOOD	600	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200
CLOTHING	200	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
LAUNDRY	50	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
TRANSPORTATION	300	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600
RECREATION	50	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
CHARITY	150	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
FORD F340	262.24	\$ 3,147	\$ 3,147	\$ 3,147	\$ 3,147	\$ 3,147
HEALTH INS	500	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
AUTO	200	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
TOTAL EXPENSES		\$ 103,611	\$ 103,611	\$ 103,611	\$ 103,611	\$ 103,611
SUBTOTAL CASH		\$ (6,324)	\$ (461)	\$ 57,857	\$ 117,900	\$ 179,715
PAYMENT TO CLASS 1		\$ 652				
PAYMENT TO CLASS 3		\$ -	\$ -	\$ -	\$ -	\$ -
PAYMENT TO CLASS 4		\$ -	\$ -	\$ 57,857	\$ 117,900	\$ 179,715
TOTAL CH 11 PLAN PAYMENT		\$ 652	\$ -	\$ 57,857	\$ 117,900	\$ 179,715